018.0	0007	0001.0	1 of 1	Residential		Total Card /	Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	1,001,900 /	1,001,900
					USE VALUE:	1,001,900 /	1,001,900
					ASSESSED:	1,001,900 /	1,001,900

PROPERTY LOCATION

No	Alt No	Direction/Street/City
5		ROANOKE RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	CLARKE-LAUER MATTHEW &
Owner 2:	CLARKE-LAUER ANNE
Owner 3:	
Street 1:	5 ROANOKE ROAD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	MC DERMOTT BARBARA D -
Owner 2:	-
Street 1:	5 ROANOKE ROAD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 6,214 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1940, having primarily Vinyl Exterior and 2683 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 6 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6214.000	486,400		515,500	1,001,900
Total Card	0.143	486,400		515,500	1,001,900
Total Parcel	0.143	486,400		515,500	1,001,900

Source: Market Adj Cost | Total Value per SQ unit /Card: 373.45 | /Parcel: 373.4

Legal Description

User Acct

13167

GIS Ref

GIS Ref

Insp Date

01/03/18

Entered Lot Size

Total Land:

Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID 018.0-0007-0001.0

!1564!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	364,800	0	6,214.	515,500	880,300	880,300	Year End Roll	12/18/2019
2019	101	FV	231,000	0	6,214.	667,100	898,100	898,100	Year End Roll	1/3/2019
2018	101	FV	224,100	0	6,214.	424,500	648,600	648,600	Year End Roll	12/20/2017
2017	101	FV	224,100	0	6,214.	388,100	612,200	612,200	Year End Roll	1/3/2017
2016	101	FV	197,500	0	6,214.	315,300	512,800	512,800	Year End	1/4/2016
2015	101	FV	185,500	0	6,214.	315,300	500,800	500,800	Year End Roll	12/11/2014
2014	101	FV	185,500	0	6,214.	287,400	472,900	472,900	Year End Roll	12/16/2013
2013	101	FV	185,500	0	6,214.	273,500	459,000	459,000		12/13/2012

PRINT

Date	Time
12/10/20	17:08:38

LAST REV

Date	Time
08/18/20	10:35:13
danam	
1564	

USER DEFINED

Prior Id # 1:	13167
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
MC DERMOTT BARB	1490-141		6/7/2016		771,000	No	No		
	1014-40		6/1/1986		160,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
8/23/2018	1214	Addition	416,000	O				
11/1/2016	1331	Heat App	6,500	C				
8/18/2016	2049	Alterati	6,000	C				remove wall in kit

ACTIVITY INFORMATION

Date	Result	By	Name
10/2/2019	Left Notice	DGM	D Mann
9/23/2019	Permit Visit	DGM	D Mann
1/3/2018	Inspected	BS	Barbara S
12/13/2017	MEAS&NOTICE	BS	Barbara S
3/15/2017	SQ Returned	EMK	Ellen K
3/13/2017	SQ Returned	MM	Mary M
2/23/2009	Meas/Inspect	163	PATRIOT
2/3/2009	Meas/Inspect	294	PATRIOT
10/24/2000	Hearing N/C	201	PATRIOT

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6214		Sq. Ft.	Site		0	85.	0.98	2									515,455						515,500	

Total AC/HA: 0.14265 | Total SF/SM: 6214 | Parcel LUC: 101 One Family | Prime NB Desc: KEL/MANOR | Total: 515,455 | Spl Credit | Total: 515,500

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	5 - Cape		
Sty Ht:	1T - 1 & 3/4 Sty		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:	k - Kelwyn Manor		

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1940	Eff Yr Blt:	2019
Alt LUC:		Alt %:	
Jurisdict:	G21	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	2	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	1.0	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	1	%

CALC SUMMARY

Basic $ / SQ:	105.00
Size Adj.:	1.02358568
Const Adj.:	0.99989998
Adj $ / SQ:	107.466
Other Features:	103441
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	491332
Depreciation:	4913
Depreciated Total:	486419

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	6	BRs:	2	Baths:	2	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

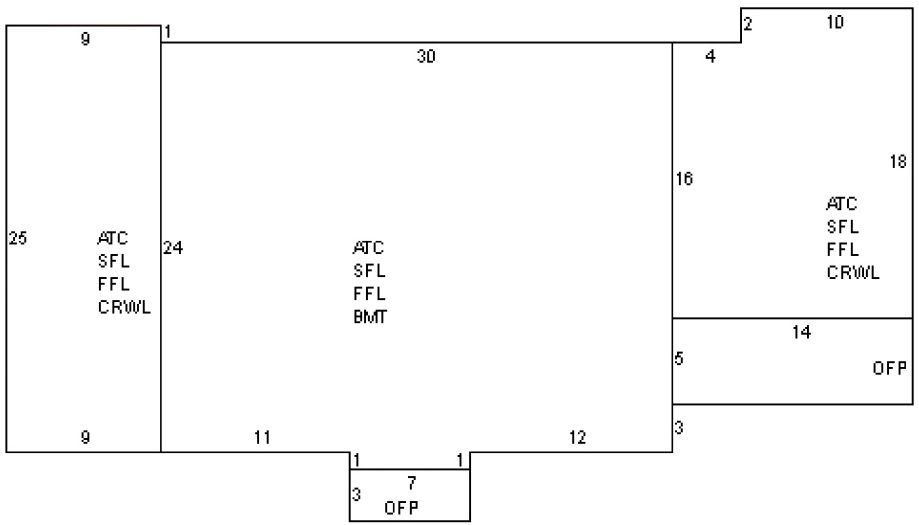
No Unit	RMS	BRS	FL
1	6	2	
Totals			
1	6	2	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	118.21
Special Features:	0	Val/Su Net:	118.69
Final Total:	486400	Val/Su SzAd	173.06

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,196	107.470	128,529
SFL	Second Floor	1,196	107.470	128,529
BMT	Basement	727	41.910	30,470
CRWL	Crawl Space	469	16.120	7,560
ATC	Attic	419	107.470	44,985
OFP	Open Porch	91	34.630	3,151

Net Sketched Area:	4,098			Total:	
Size Ad	2810.6	Gross Are	8889	FinArea	2683

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	FLA	40		

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 018.0-0007-0001.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	